



City of Seattle Preliminary Assessment Report

May 16, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary

AP/Project No.	3012349	Ground Disturbance	
Application Template	PRJ	PASV Required This Permit	N
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	(Not Req)
Category	COMMERCIAL	PASV Done Under	6281643
DPD Review Type	FULL C	Permit Remarks	PASV conducted under project # 6281643 on 05-03-11- mlp
Address	100 NW 85th St		
Location			
Zoning		Applicant	BRUCE CREAGER 18215 72ND AVE SOUTH KENT WA 98032 (425) 251-6222
King County APN	9231900160		
Permit Status			
Description of Work	Expand the existing Fred Meyer store by approximately 55,305 sf, demolish the existing Greenwood Market; for a new increase of 34,355 sf GFA of retail & related space.	Applicant Email	BCREAGER@BARGHAUSEN.COM
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements

NW 87TH ST

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the north side of NW 87th St.

3RD AVE NW

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the east side of 3rd Ave NW.

Other requirements: There are overhead high voltage lines, transformers and a pole to provide service to the existing building which is proposed to be demolished. Please contact SCL well in advance to coordinate details for electrical disconnection and pole removal.

Notes to Applicant

If a new or expanded electrical service is needed, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electrical Service Representative is: Quoc Nguyen, 206-615-0603, quoc.nguyen@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Cristofer K Horbelt, (206) 615-1485, Cristofer.Horbelt@Seattle.Gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 1st Ave NW, 3rd Ave NW, NW 85th St, NW 87th St

Sanitary sewer main size: multiple sizes

Storm drainage main location: 1st Ave NW, 3rd Ave NW, NW 85th St, NW 87th St

Storm drainage main size: multiple sizes

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

This project site discharges to a Non-listed Creek Basin (SMC 805.050.A.3). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Pre-developed Pasture Standard per SMC 22.805.080.B.3. The post-development discharge peak flow rates and flow durations must be matched to the pre-developed pasture condition for the range of pre-developed discharge rates from 50% of the 2-year recurrence interval flow up to the 2-year recurrence interval flow. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

Water Quality

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

This project site discharges to a fish-bearing stream. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing and the land use zoning for this parcel this project shall: provide an enhanced treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B5a).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Other. Cat. 1 Peat Settlement Zone

Other requirements: ECA regulations. Refer to Development standards in SMC 25.09.110.

DPD Land Use Code Requirements

Contact: Lindsay M King, (206) 684-9218, lindsay.king@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

NW 85TH ST

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted. <http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curblin installed, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

A 3 foot foot setback is required.

NW 87TH ST

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

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1ST AVE NW

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot. If you need further clarification, contact SDOT for further information or apply for SDOT SIP design guidance (see SDOT CAM 2211).

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3RD AVE NW

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Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693). Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

Alley Requirements

20 foot alley to north of site

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

16 foot alley to west of site

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. Apply for SDOT SIP Design Guidance (see CAM 2211). The Seattle Right of Way Improvements Manual (http://www.seattle.gov/transportation/stuse_docs.htm) contains design details.

A 2 foot foot dedication is required. Refer to SDOT CAM 2203. Please see http://www.seattle.gov/transportation/stuse_docs.htm.

Other requirements: Dedication required assumes access via alley.

Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 17-2008 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for

these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Street Improvement Requirements

NW 85TH ST

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

NW 87TH ST

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. If your project is proposing to install new curb or is proposing to change the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

New/replacement driveway: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement curb ramps: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3. If your project is proposing to install a new corner curb radius or is proposing to change the alignment of an existing corner curb radius apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

1ST AVE NW

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) section 3.1.1 and Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street Grading: May be required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property lines on project side. See Seattle Right of Way Improvements Manual (ROWIM) figures in Chapter 3.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. If your project is proposing to install new curb or is proposing to change the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

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New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3. If your project is proposing to install a new corner curb radius or is proposing to change the alignment of an existing corner curb radius apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

3RD AVE NW

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

New/replacement driveway: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

Other requirements: May not be adequate dimension behind existing curb to minimum standards of 5' planting strip for st trees + 6' sidewalk in ROW.

Alley Requirements
16 foot alley to west of site

Alley Grading: Standard alley cross section at established grade for portion of alley being improved. See Seattle Right of Way Improvements Manual (ROWIM) chapter 4. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Alley Drainage: Required for portion of alley being improved. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

All trail and sidewalk projects shall implement green stormwater infrastructure to the maximum extent feasible per SMC 22.805.030. Refer to DR SF-MEF and CAM 501. Table 4.6

Water Availability

Contact: SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20110364

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Younger

Existing Water System Information

Proximity of nearest fire hydrant is: 280 feet S of property. Meets standards.

Water Main:

Size: 8 inches	Material: Cast Iron	Class: 150
- Abutting		

Water Main is available to serve in: 3rd Avenue NW

Distance of main to E margin of street is 9 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 6"	Material: Other/unknown
Size: 1.5"	Material: Other/unknown
Size: 8"	Material: Other/unknown
Size: 2"	Material: Copper

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.